



**Arlington Historic District Commissions
Final and Approved Minutes - May 25, 2023**

Commissioners Present: C. Barry, P. Chaves, B. Cohen, B. LaBau, S. Makowka, C. Tee, J. Worden

Commissioners Not Present: D. Baldwin, A. Frank Johnson, B. Melofchik, S. Savarese

Guests: L. Atkinson, T. Clough, J. MacDonald, S. Snow, E. Ivers, D. Whitney, A. Freedberg, J. Limouse, K. Miller, C. Ketchios

1. **AHDC Meeting Opens - Remote Meeting conducted via Zoom and called to Order by S. Makowka at 8:04pm**
2. **Approval of draft minutes from April 27, 2023; J. Worden moved approval of draft minutes of 4/27/23 with changes from regular session, seconded by C. Barry. B. Labau abstained and all other approved via roll call vote.**
3. **Appointment of Alternate Commissioners; P. Chaves, S. Makowka as alternate plus B. Cohen for other district**
4. **Communications**
 - a. **J. Worden received concerning information re: MBTA Communities Housing and S. Makowka gave info on objective to increase housing by MBTA working group meeting he attended. Next public hearing is 6/8. One proposal is to center the overlay residential zone around transportation hubs and commercial centers. Part of overlay extends in Jason/Central/Pleasant and maybe other districts. Steve believes it does not change any of our jurisdiction but questions about what impact might have on AHDC.**
 - b. **J. Worden shared Eastern MA Historical Commission Coalition will be hosting a session on 3A/MBTA Communities on June 6.**
 - c. **C. Greeley received an extension on 0 Ravine Street approval.**
 - d. **D. Heim expecting to receive service on 38 Gray Street.**
 - e. **J. Worden got report from Newton group that the historical commissions will not be affected.**
 - f. **S. Makowka had reached out to new planning director to establish a working relationship between the two groups and educate her who we are and form a partnership.**
5. **New Business**
 - a. **Formal Hearing for 135 Pleasant St. (Irvington Condo Assoc) request for front step handrails; L. Atkinson and T. Clough presented and said Cassidy brothers was only 1 of 3 we suggested and ultimately they encouraged us to contact someone else and Somerville Ornamental Ironwork has submitted proposal to install 2 banister railings. The railing to the left is the one that they will use, not the curly bottom one on the right in photo. The larger width would be appropriate and slightly wider than the one at St John's Church on Pleasant Street. Will come back to the building and extend past the front step. B. LaBau moved approval of the rod iron railing proposed with lambs tongue ends with exact layout and configuration with detailed shop drawings to be approved by monitor prior to installation. Seconded by J. Worden. Roll call vote – unanimous approval. Monitor appointed B. LaBau**

- b. Formal Hearing for 128 Pleasant Street (MacDonald Contracting) for exterior vent installation. Condo association sent their confirmation that they are in agreement with the proposal by MacDonald Contracting. Goal is to have it blend in the brick but something the same tone as the brick. S. Makowka said his preference would be a brown metal fixture which would blend in – the other units have metal. He would specify it be a metal exterior fixture to match others. Stainless steel and anti corrosive grade. J. Worden moved approval, seconded by B. Cohen. Roll call – unanimous approval. B. Cohen appointed monitor.
- c. Formal Hearing for 79 Crescent Hill Ave (Diaz-Snow) for front stair railing installation. G. Diaz and S. Snow discussed presentation. Handrail on steps would connect to porch railing (currently 28”) and top of the flat part of the post that would be the connector for a wooden railing down the stairs is 29”. Flat part of round post is 29” and that is the only place to attach the railing to without changing the existing conditions. The building code says 30” but the building dept. has been mindful of historic details and we can approve railings at the lower height consistent with historical condition and with that in hand they might be flexible. Railing is actually not required. She is asking for the same thing as at the rear of the house. Square balusters consistent with others – spacing of balusters should be consistent with the ones on the front porch. B. Cohen added that the contractor used some pre-built railing that used pine spacers and all the spacers are rotting out. C. Barry moved to accept proposal subject to railing having balusters similar to rear porch railing, spacing to match front porch and top and bottom rail to match as closely as possible to front porch. C. Tee seconded. S. Makowka added that the building dept. be advised that railing be added to match historical railing of 28 or 29”, amendment seconded by C. Tee. Roll call – unanimous approval. Monitor appointed C. Barry
- d. Formal Hearing for 82 Westminster Ave. (Ivers) for fence gate. E. Ivers present. She doesn't live there full time and people have been driving and parking on her property. Eventually will landscape and build a stone wall but in the meantime the insurance company suggested she do something to keep the integrity of the property. She reached and came up with a design. Elder Terrace leads up to her property. There would just be 1 gate and eventually a stone wall with plantings. The gate should be pulled back from Elder Terrace about 10 feet onto her driveway. Appreciate that it's not a big steel tube and the material being proposed is nicer. Swinging in is better as long as you can make it fit a little ways in from the property line. Will be more convenient. Will be painting it dark green. J. Worden moved installation of gate as proposed provided it be set back from Elder Terrace by 10-15 feet, final details to be approved by monitor prior to installation. Seconded by C. Barry. Roll Call – unanimous approval. Monitor appointed B. Cohen
- e. Formal Hearing for 157 Lowell Street (Freedberg) for additions. D. Whitney gave presentation. Very steep grade for driveway. Addition with garage on lower level on left side. On right side will add “big brother” of same protruding bay. Drawing – match materials and details throughout. Plan to make a place to park bicycles under the front porch. Driveway will be cut into the grade. Driveway is so treacherous in the winter and they have slid down onto Lowell Street and this is one way to make things safer and increase space on first floor. They reached out to D. Whitney because of his great track record on historical homes. S. Makowka said it is rare that we approve garage doors on the front of a building. There was a slope of the front of the house on another property in a District that we allowed because you didn't experience the doorway from the front level of the house. They were hoping to keep 2 car parking in driveway still. The garage door is recessed between the front porch and the wall. B. Cohen said maybe consider a carriage house door which simulates a carriage door. This is a Wayne Dalton door but they would be happy to consider another type of door. The sunroom setback is about 1 ½ feet from front of house. Sunroom is on top of existing deck. C. Barry said roof corners need to be accepted by existing house in a graceful

manner. Corners behind corner boards. Move it back to 18" that would fit. Setbacks should be fine with the existing porch. B. Labau said garage shows a lot of foundation. Very little will be visible from the street because of the grade. Parged coat concrete. Retaining walls out front will be cut into and new walls to match going up to house will be added. Full stone but not veneer. Stairs will be blue stone tread on parged concrete risers (next to garage) and visible looking up the driveway. Existing foundation is concrete and painted fieldstone in places. C. Barry added we like new foundation to match existing house foundation. Mish mash of windows around house and using all wood windows (Marvin Wood Ultimate), wood door all meeting AHDC guidelines. All details to match existing house. C. Barry moved to accept proposal as presented with amendments as follows: 1) exposed foundation around garage door be faced with stone consistent with existing foundation 2) both additions be pulled back from face so cornice is accepted in a workmanlike manner; 3) apron of porch be a more traditional vertical horizontal lattice in panels with styles of panels and railings trimming ,4) garage door to be more in keeping with a carriage house style with monitor approval prior to installation on all details. 5) Eve overhang should end behind the corner board not to create awkward overlap of all masses. Seconded by B. Cohen. Roll call – unanimous approval. Monitor appointed B. Cohen

- f. Formal Hearing for 106 Westminster Ave. (Chebot/Wesson) for porch changes/addition. K. Miller gave presentation. Proposing to removed SE screened in porch. Proposing to convert screened in porch to office. Using existing porch footprint. 7.5 x 13 feet. Will switch Anderson clad windows to Pella or Marvin or other non-clad windows. Current siding asbestos/fiberglass siding and addition will be wood shingle. Will match same aspects of existing asbestos siding. Intending to use aluminum gutters to match existing conditions. Stepped concrete foundation not visible from the street. House is original concrete block. Discussion about the windows on the front of the “porch” infill – commissioners would prefer 2 windows and the applicant agreed they might not be adverse to it. B. Labau moved approval of plan with modifications – 2nd window to be added on street side, windows to be consistent with AHDC guidelines (all wood, no cladding), final details and plans to be approved by monitor prior to installation. Seconded by C. Barry. Roll call – unanimous approval. Monitor appointed C. Barry.
- g. Formal Hearing for 143-145 Westminster Ave (Ketchios) for rear porch change/addition. Chris Ketchios gave presentation for his mother. Rebuilding porch to be same size, roof will go above existing house roof and is not seen from the street. Exterior finish will be white vinyl to match rest of house. White vinyl clad double hung Harvey new construction window. Minimally viewable from the street. Giving how far back and minimal the view is this is a case to allow on this specific property. Lally columns will be covered. None of this is visible truly from the street. If this addition is not subject to public view S. Makowka would be happy to issue a CONA. All Commissioners agreed that a CONA should be issued. S. Makowka will be the monitor.

6. Old Business

- a. Discussion of ZOOM vs in-person AHDC meetings
- b. Report from Streetscape sub-committee
- c. Modification of Design Guidelines (Little Libraries, Below Grade Windows)
- d. Joint AHDC/AHC Meeting – Shooting for Tuesday, June 13, 2023 on ZOOM at 730PM
- e. AHDC Public Input Meeting

7. Executive Session (If Necessary) To Discuss Litigation Issue. S. Makowka moved we go into ES pending litigation on 38 Gray Street and we will adjourn from meeting. Seconded by J. Worden. Roll Call Vote – all agreed. Entered at 9:57pm into Executive Session.

8. Meeting Adjourned 10:04pm directly from Executive Session